

Omega Condominium No. 9
Board of Directors Meeting Minutes
July 27th, 2021

Paul Shapiro of USA Management called the meeting to order at 6:33 p.m.

Roll call: Daniel Jorge, Carlos Ateta, Timothy Byrns and Robert Neitz
A quorum was established.

Financial Report: Paul reviewed the June 2021 Balance Sheet:

Operating Account Balance: \$18,268.00. Reserve Account Balance: \$44,426.00

Daniel Reviewed the boiler replacement proposals:

<u>Vendor:</u>	<u>Model:</u>	<u>Price:</u>
4 Star Plumbing:	Locihinvar Shield	\$13,468.00
Peter's Plumbing:	Bradford White	\$13,617.53
Peter's Plumbing:	AO Smith	\$10,642.26
JM Boiler Service:	HTP Phoenix	\$ 8,850.00
Need-A-Plumber:	Rheem LP	\$15,745.59

The Board reviewed online reviews of the vendors and proposed manufactures products.

Tim moved to approve 4 Star Plumbing. Seconded by Daniel. Vote: 4 - 0. Approved.

40 Year Inspection:

Paul met with the City of Plantation to review the status of the inspection and Engineering Reports.
Up date to follow.

Public Adjuster: The insurance claim has been submitted to the insurance company.

Discussion regarding the crack on the 3rd floor ceiling. Tecta America will make the repair.

Discussion regarding the peeling of the catwalk paint:

USA Management will contact Willie at Benjamin Moore Paint for the Santa Barbara paint code
at 786-613-9676. Additional numbers: 954-842-3197 & 754-221-0919. Touch up in front of unit #107.

Adjournment:

Danial moved to adjourn. Seconded by Robert. Vote: 4 - 0.
The meeting was adjourned at 7:30 p.m.

USA Management
Unapproved Minutes